

Exhibit B-1

Attached to Declaration of Josh Auxier
in Support of Plaintiff's Response
in Opposition to Defendants' Motion
For Summary Judgment.



Master License Service
Department of Licensing
P O Box 9034
Olympia WA 98507-9034

Master Business Application Record of Filing

Congratulations! The application has been submitted with the following information. Print this page for your records. This is your receipt.

If you find any mistakes, please enter your corrections on the next screen.

Filing Information

Filing Date and Time: **Mar 10 2009 9:30:10:000PM Pacific Time**
UBI Issued:
Application Transaction #: **20090695687**
(Refer to this number if you have questions about this application.)
Credit Card Approval #: **2367458100003322364262**
Last 5 digits of Credit Card #: **76611**
Credit Card type: **Visa**

Purpose of Application

Register Trade Name

Ownership Structure

Ownership Structure: **Limited Liability Company (LLC)**
Is this application for a business with a Washington State location? **Yes**
Will you have employees working in Washington State within 90 days? **No**
Federal Employer ID Number (FEIN): **010890861**
Unified Business ID (UBI): **602708352**
Business ID: **1**
Location ID: **1**
Business Location Address: **19210 3rd Ave S**
Business Location City: **Des Moines**
State: **WA**

Business Information On File

Legal Business Name: **AUXIER FINANCIAL GROUP LLC**
Legal Name: **AUXIER FINANCIAL GROUP LLC**
Date of Formation: **March 2007**
State of Formation: **WA**

Governing Person(s)

Person 1:

Title(s): Member
 Name: JOSH AUXIER
 Phone:
 Birth Date:
 SSN:
 Percent Owned:

Does this Governing Person have
 a spouse?

Business Information

Business Firm Name (doing
 business as): AUXIER FINANCIAL GROUP LLC
 Mailing Address: 17837 1ST AVE S #169
 NORMANDY PARK, WA 98148

Business Location Information

Location Address: 19210 3RD AVE S
 DES MOINES, WA 98148 2114

Is this business located within the
 city limits? Yes

Do you want a separate tax return
 for each location or trade name? Yes

First date of business: March 2007

Phone: (206) 551-1786

Fax Number: (206) 242-3102

Email Address: josh@auxierfinancial.com

Estimated Gross Income: \$100,001 and above

Products sold and Services
 provided: Business & Venture Consulting

Business activities in Washington
 State: Services

Trade Name(s)

Business Firm Name (doing
 business as): AUXIER FINANCIAL GROUP LLC

Have you previously registered
 this name as a Trade Name in
 Washington (under this ownership
 structure)? Yes

New name(s): International Business Brokers & Affiliates

Fee Review

Processing Fee: \$15.00

Trade Name Registrations (1 x
 \$5.00): \$5.00

Amount Charged to Credit Card: \$20.00

Prepared by: Josh R Auxier

Phone: (206) 551-1786

By checking this box, I declare under penalty of perjury under the laws of the State of Washington that I am the applicant or authorized representative of the firm making this application and that the information provided in this application, including any additional information provided separately, is true, correct and complete.

Yes

Your application has been completed and submitted. We will review your application within the next 24 business hours. Your license document will be mailed after all licenses are approved. Please allow 14 business days to receive your license in the mail.

Please Print this page for your records.

Continue

Exhibit B-2

Attached to Declaration of Josh Auxier
in Support of Plaintiff's Response
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For Summary Judgment.

03/21/2009 13:59

4258486769

1ST CHOICE ESCROW

PAGE 02

A. SETTLEMENT STATEMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HUD

OMB No 2502-026

B. Type of Loan

☐ FHA ☐ FmHA ☐ Conv. Unins. ☐ File number.
☐ VA ☐ Conv. Ins. ☐ Cash 091008

7. Loan Number.

8. Mortgage Insurance Case No.

C. Note: this form is furnished to give you a statement of actual settlement cost. Amounts paid to and by the settlement agent are shown. Items marked "(poc)" were paid outside the closing; they are shown here for information purposes and are not included in totals.

D. Borrower Auxier Financial Group LLC dba IB&A

Josh Auxier/Owner

E. Seller Land Barons LLC dba LB Enterprises

Joe Sellars and Greg Graens/Owners

F. Lender

G. Property Location 00538000016201
Zip Code

H. Settle. Agent

Telephone No.

I. Settlement Date: 03/23/2009
Place of Settlement Final

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	31000.00	401.
102. Personal property		402.
103. Settlement charges due to borrower (if any)	377.70	403.
104. Foreclosure cost	17020.71	404.
105.		405.

Adjustments for items paid by seller in advance

106. C/T Tax	To	406.
107. County Tax	To	407.
108. Assessment	To	408.
109.		409.
110.		410.
111.		411.
112.		412.

120. GROSS AMOUNT DUE FROM BORROWER 48398.41

200. AMOUNT PAID BY OR IN BEHALF OF BORROWER

201. Deposit of earnest money	501.
202. Principal amount of new loan	502.
203. Existing loan(s) taken subject to	503.
204.	504.
205.	505.
206.	506.
207.	507.
208.	508.
209.	509.

Adjustments for items unpaid by seller in advance

210. C/T Tax	To	510.
211. County Tax	To	511.
212. Assessment	To	512.
213.		513.
214.		514.
215.		515.
216.		516.
217.		517.
218.		518.
219.		519.

220. TOTAL PAID BY/FOR BORROWER

300. CASH AT SETTLEMENT FROM/TO BORROWER

301. Gross amount due from borrower (in 120)	48398.41	601.
302. Less amount paid by/for borrower (in 220)		602.
303. Cash <input checked="" type="checkbox"/> From Borrower <input type="checkbox"/> To Borrower	48398.41	603.

ESCROW ACCOUNT

Initial escrow account statement required by Section 10(e)(1) of the Real Estate Settlement Procedures Act (RESPA)

The terms of your loan require you to have an escrow account to assure that certain obligations relating to the mortgaged property, such as taxes, insurance premiums and other charges are paid. The amount specified below will be collected along with your mortgage principal and interest payments, each year while your account is open to pay these anticipated expenses.

Beginning Date: / /

Your escrow account payment will be:

0.00

Payee	Purpose	Ante. Due Date	Estimated Annu.
		11	
		11	
		11	
		11	
		11	
Annual Total Payment			0.00

SUBSTITUTE FORM 1099S STATEMENT: The information contained in Blocks E, G, H, I and on lines 401, 406, 407 is important and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty will be imposed on you if this is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate is your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

TAXPAYER IDENTIFICATION NUMBER CERTIFICATION: You are required to provide the Settlement Agent with your correct taxpayer identification number. If you don't provide this number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is a correct taxpayer identification number.

(Seller's Signature)

(Seller's Signature)

03/21/2009 13:59 4259485769

1ST CHOICE ESCROW

PAGE 03

L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION			
Division of commission (line 700) as follows:			
701.	To		
702.			
703.	Debit of		
704.	Commission paid in settlement		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Loan origination fee		
802.	Loan discount	(C)	0.0000
803.	Appraisal fee	(C)	0.0000
804.	Credit report		
805.	Lender's inspection fee		
806.	Mortgage ins. and fee		
807.	Assumption fee		
808.			
809.			
810.			
811.			
812.			
813.			
814.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest from	To	(C) 0.000000
902.	Mortgage insurance	Months to	
903.	Hazard insurance	Months to	
904.		Months to	
905.		Months to	
1000. RESERVES DEPOSITED WITH LENDER			
1001.	Mortgage insurance	Months to	per Month
1002.	Hazard insurance	Months to	per Month
1003.	Car property tax	Months to	per Month
1004.	Co. property tax	Months to	per Month
1005.	Annual assessments	Months to	per Month
1006.		Months to	per Month
1007.		Months to	per Month
1008.		Months to	per Month
1009.			
1010.	Aggregate Escrow Adjustment		
1100. TITLE CHARGES			
1101.	Settlement or closing fee	1st Choice Escrow	300.00
1102.	Abstract or title search	Sales Tax	26.76
1103.	Title examination		
1104.	Title insurance binder		
1105.	Document preparation		
1106.	Notary fee		
1107.	Attorney's fee		
(includes above items)			
1108.	Title insurance	First American Title 1375754	
(includes above items)			
1109.	Lenders coverage	0.00	0.00
1110.	Owner's coverage	0.00	0.00
1111.	Escrow fee		
1112.			
1113.			
1200. GOVERNMENT RECORDING AND TRANSFER FEES			
1201.	Recording fees	Deed 51.00 Mortgage Release	51.00
1202.	City/Co. Tax/stamps	Deed Mortgage	
1203.	State Tax/stamps	Deed Mortgage	
1204.			
1205.	Excise Tax		
1300. ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey		
1302.	Flat inspection		
1303.	Wire Fee		
1304.	Del & Con Fee	Sno Co Treasurer	
1305.			
1306.			
1307.			
1308.			
1400. TOTAL SETTLEMENT CHARGES			377.76

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account on by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

3-21-09
Managing Member
 (Borrower's Signature)

(Seller's Signature)

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

(Settlement Agent)

Date:

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Exhibit B-3

Attached to Declaration of Josh Auxier
in Support of Plaintiff's Response
in Opposition to Defendants' Motion
For Summary Judgment.

March 19, 2009

Joseph T. Sellars
10929 36th Street Northeast
Lake Stevens, WA 98258

Received


MAR 23 2009

Northwest Trustee Services, Inc.

WE ARE A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT.

HOWEVER, IF YOU ARE IN BANKRUPTCY OR HAVE BEEN DISCHARGED IN
BANKRUPTCY, THIS LETTER IS FOR INFORMATIONAL PURPOSES ONLY
AND IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT OR AS AN
ACT TO COLLECT, ASSESS, OR RECOVER ALL OR ANY PORTION OF THE
DEBT FROM YOU PERSONALLY.

Re: Full Reinstatement

WaMu Loan Number  1174
Mortgagor(s): Washington Mutual Bank
Property Address: 2525 Center Road
Everett, WA 98204
Attorney/Trustee File No.: 7763.23843
Due Date: 03/19/2009

Bank of America 

CASHIER'S CHECK

19-2
1250

CK.#

5890401387

Purchaser: CHERIE L. GOLDSMITH

VOID AFTER 90 DAYS

ISSUE DATE: March 23, 2009

PAY

*** \$17,020.71 ***

NOT VALID OVER \$250,000

AMOUNT

\$17,020.71

Pay to the order of:

NORTHWEST TRUSTEE SERVICES
LOAN# 1174
REFERENCE JOSEPH SELLARS

Bank of America, N.A., Seattle, Washington
For inquiries contact (888) 217-4038

BY:

Authorized Signature



⑈ 5890401387 ⑈ ⑆ 125000024 ⑆ 2138 940 ⑈ 522

Northwest Trustee Services, Inc

CONFIDENTIAL

AUXIER001554

Exhibit B-4

Attached to Declaration of Josh Auxier
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For Summary Judgment.

Return Name & Address

17837 1st. Ave S. #169
Normandy PARK, WA, 98148



200904200647 3 PGS
04/20/2009 2:51pm \$44.00
SNOHOMISH COUNTY, WASHINGTON

Document Title(s)

Memorandum of Contract

Reference Number(s) of Related Document(s)

Additional Reference #'s on Page

Grantor(s)

Joseph Sellars / Gregory Greene

Additional Grantors on Page

Grantee(s)

dba: IBB+A

Additional Grantees on Page 2

Legal Description (abbreviated form: ie Lot/Block/Plat or Section/Township/Range)

Paine Field 3 BLK 000 D-02 E 85 ft TR 162

Complete Legal on Page

Assessor's Property Tax Parcel/Account Number

00538000016202

Additional Parcel #'s on Page 2

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

Page 1 of 2

Auxier Financial Group LLC
 17837 1st Ave S # 169
 Normandy Park, WA 98148
 206-551-1786 phone
 206-242-3102 fax



AUXIER FINANCIAL GROUP LLC
 dba International Business Brokers & Affiliates
Memorandum of Contract

This is a Memorandum of that unrecorded Contract for Sale and Purchase of Property ("Contract"), dated March 19th, 2009, between Joseph Sellars & Gregory Greene, (hereinafter referred to as "Seller"), and Auxier Financial Group LLC dba International Business Brokers & Affiliates, (hereinafter referred to as "Buyer") concerning the real property 2525 Center Rd, Everett, WA 98204, Snohomish County Parcel # 00538000016202 and Snohomish County Parcel # 00538000016201 described in Exhibit "A" attached hereto and made a part hereof by reference.

For good and valuable consideration, Seller has agreed to sell and Buyer has agreed to buy the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum on 4-14-09
 20__

Witnesses: SELLER: Joseph Sellars & Gregory Greene

Name: Joseph Sellars Date: 4-14-09

Signature: [Signature]

Name: Gregory Greene Date: 4-14-09

Signature: [Signature]

PURCHASER: Auxier Financial Group LLC dba International Business Brokers & Affiliates

Name: _____ Date: _____

Signature: _____

Name: _____ Date: _____

Signature: _____

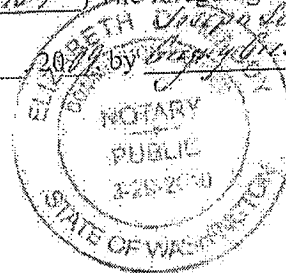
Page 2 of 2

Auxier Financial Group LLC
17837 1st Ave S # 169
Normandy Park, WA 98148
206-551-1786 phone
206-242-3102 fax



AUXIER FINANCIAL GROUP LLC
dba International Business Brokers & Affiliates
Memorandum of Contract

STATE OF Washington) COUNTY OF Snohomish) The foregoing instrument
was acknowledged before me this 14th day of April 2011 by Elizabeth J. Smith as
Seller.



Elizabeth J. Smith Notary Public
My Commission Expires: 3-29-2010

STATE OF _____) COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by
_____ as Purchaser.

Notary Public

My Commission Expires: _____